



Planned Residential Development

Clustering of single family and multi family development is permitted under a Planned Residential Development to accommodate flexibility in design, implementation and development. Variances from the development standards can be included with this process. Specific criteria have been established and are listed in Title 19.65 of the Municipal Code.

APPLICATION SUBMITTAL: Applications will be conditionally accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

PRELIMINARY REVIEW: At least 14 days prior to the filing of any Planned Residential Development application, a formal preliminary conference with a Senior or Principal Planner is required. Please call (951) 826-5371 for an appointment and list of required items to be reviewed.

APPLICATION PROCESSING: Upon receipt of a complete and accurate application including applicable fees, Planning staff will review your application and prepare a staff report which will be mailed to you one week prior to the City Planning Commission meeting (refer to the City Planning Commission tentative schedule for the approximate date). Extra copies are available from the Planning & Building Department.

TIME: The initial review will be done within 60-90 days of submittal of a complete application.

HEARINGS: If a hearing is required, the applicant, a representative, or the legal owner should be present.

APPEAL PROCESS: If your request is denied, or if you disagree with any of the conditions of approval, you have the right to appeal. Appeal information is available from the Planning & Building Department, on the City website or in the final report.

PLANNING FEES (*FILING FEES ARE GENERALLY NOT REFUNDABLE*):

First lot or acre	\$ 5,676.00
Additional lot or acre or portion thereof	\$ 44.00
<u>Initial Environmental Study</u>	
Initial Study without grading	\$ 319.00
Initial Study with grading (if required)	\$ 1,353.00
Revisions	67% of original fee
Time Extension (per year)	\$ 528.00
Appeal	\$ 930.00

REQUIRED ITEMS FOR FILING (The following checklist gives you the requirements for application):

- ☐ One (1) copy of the completed General Application form.
- ☐ One (1) copy of Environmental Information Form: (For use in preparing the Initial Study)
The Planning Department may, during the course of its initial review of the application, determine that additional information is required, such as biological, traffic, noise or archeological studies. The Planning Department may require the submittal of supplemental materials as necessary. All required information must be submitted in order to complete the application prior to the matter being scheduled for review by the City Planning Commission.
- ☐ Thirteen (13) copies of the plot plan drawn to scale and fully dimensioned, indicating the following:
 - a. The boundaries of the property, with all dimensions, and square footage of the lot.
 - b. The location and dimensions of all existing and proposed buildings, structures, walls, fences, walkways and off-street parking areas or garages and their measurements from all property lines. Proposed construction shall be distinguished from existing improvements.
 - c. A north arrow and scale (preferable scales are 1" = 10 feet or 1/4" = 1 foot or other appropriate scale).
 - d. Widths to centerline of existing streets, highways, alleys and other public right-of-way or easements when they abut or cross the subject property.
 - e. Names addresses and phone numbers of architect or designer, engineer, applicant and legal owner.

- f. Square footage of common and private open space areas, if applicable.
 - g. Identification of all blue line streams and/or major arroyos, including precise definition of the 100-year flood zone and setback therefrom should be included on the plans, if applicable. Note: Should the site include a blue line stream or involve any other issue that requires State agency review, State law requires a 30-day review period for the Initial Study and may require that the case be heard at a later date to accommodate the review.
 - h. Grading information as described under the grading section of this handout and in the “Planning Commission Environmental Review of Grading Plans” handout, if applicable.
- ☐ Thirteen (13) copies of typical building elevations drawn to scale indicating all sides of buildings.
- ☐ Thirteen (13) copies of dwelling unit floor plans indicating square footage, dimensions and uses of all rooms locations of windows, doors or other openings.
- ☐ Additional supporting information, drawings, renderings, photographs or information that may be requested or that the applicant may wish to submit in support of this case may also be submitted. ALL GRAPHICS SHALL BE FOLDED TO 8-½ x 11 INCHES.
- ☐ One (1) copy of all graphics shall be 8-½ by 11 inch photographically produced. See Instructions for Preparation of Reduced Graphics (attached) for acceptable types of graphics.
- ☐ One (1) copy of Application to the Riverside County Airport Land Use Commission (ALUC): The ALUC application is required at the time this PD application is filed if the project site is within an Airport Influence Area (See attached maps). See "ALUC Information" handout for further information.
- ☐ One (1) copy of Hazardous Site Review Questionnaire
- ☐ One (1) copy of Hazardous Materials Questionnaire
- ☐ One (1) copy of Variance Justification Form for each variance requested.

In some instances environmental review of grading will be required in conjunction with the processing of your application. Environmental review will be required if your project involves grading and:

- a. The property to be graded has an average natural slope of 10% or greater; and/or
 - b. The property is in the RC- Residential Conservation Zone; and/or
 - c. The property is located within or adjacent to the Mockingbird Canyon, Woodcrest, Prenda, Alessandro, Tequesquite or Springbrook Arroyos, a blue line stream identified on USGS maps, a waterway or wetland area.
- Please see “Planning Commission Environmental Review of Grading Plans” handout for grading review filing requirements, and fee schedule for fee information. When grading is required, include an additional ten copies of the plot plan with grading.*

- ☐ One (1) copy of Plat Map of the Subject Property (A copy of the Assessor's Map showing the subject parcel(s) is acceptable.)
- ☐ One (1) copy of the most recent Grant Deed with a complete and accurate legal description of each parcel.
- ☐ Two (2) copies of the following project summary information shall be attached to the application.

RENTAL APARTMENTS _____	
STATUTORY CONDOMINIUM _____	NON-STATUTORY CONDOMINIUM _____
EXISTING ZONING OF SITE _____	REZONING PROPOSED _____
GROSS SITE AREA (EXCLUDE ADJACENT RIGHT-OF-WAY) _____ ACRES	
TOTAL # DWELLING UNITS _____	DENSITY OF UNITS PER ACRE _____
TOTAL COMMON USABLE OPEN SPACE PROVIDED _____ SQ. FT.	
AREA OF LARGEST COMMON OPEN SPACE CONCENTRATION _____ SQ. FT.	
# RESIDENT OFF-STREET PARKING SPACES PROVIDED	
_____ COVERED	_____ UNCOVERED
# GUEST PARKING PROVIDED _____	
# RV STORAGE SPACES PROVIDED _____	
# EFFICIENCY/STUDIO _____	SQ. FT. _____
# ONE BEDROOM _____	SQ. FT. _____
# TWO BEDROOM _____	SQ. FT. _____
# THREE BEDROOM _____	SQ. FT. _____
OTHER/SPECIFY _____	SQ. FT. _____